

North & East Planning & Zoning
Committee Report
Nov. 27, 2005

The Committee convened at 7:15 p.m. with members Sandi Genser-Maack and Jerry Rasmussen (Acting Chair) present.

1. Add 480 sq ft of floor area to single-family dwelling at 620 29th St. Conditionally approved.

Ike Odofu presented his proposal for a two-level bedroom addition extending 6' into the rear yard and expand the living room 7.5' x 20' across the front within the existing setback. A 25' rear yard setback would remain. The major change in appearance would be to reorient the entry and stairs, not substantially changing the street façade.

The existing one-car garage with a 48' deep driveway would be unchanged, able to accommodate two or three additional cars in tandem.

The Committee voted 2 – 0 to recommend approval subject to a condition that one or more street trees shall be provided.

2. Jack up dwelling to add new first floor at 521 40th Street. Conditionally approved.

Leticia Niles, architect, presented the proposal to add net 1370 sq. ft. of living area, all within the existing footprint plus enclosing the front porch. Existing setbacks are: 14.5' front, 48' rear and 5' on both sides. Materials, finishes and details would match the existing. A 24.5' deep driveway allows only one tandem parking space at the one-car garage.

The Committee voted 2 – 0 to recommend approval subject to providing one or more street or front yard trees.

The Committee adjourned at 8:15.

N & E Planning & Zoning Committee Special Meeting
Dec. 12, 2005

The Committee convened at 7:08 p.m. with members Dolores Hembree, Felix Hunziker, James Johnson and Jerry Rasmussen (Acting Chair) present.

Addition of second story to dwelling at 624 32nd Street. Conditionally approved.

Greg Ward presented his redesigned proposal to add a 1240 sq. ft. second floor over a 1660 sq. ft. home, all within the existing footprint. Thus the 11.5' and 5.0' side yards, 13.9' front yard and 19.9' rear yard would remain. The one-car rear yard garage with 60' driveway would be unchanged. A gabled tile roof would replace the flat roof.

When the applicant appeared at the Oct. meeting, the Committee had asked him to return with several suggested changes. These have all been incorporated in this new design.

One member had misgivings about a 2900 sq. ft. home with a one-car garage, but noted that the driveway would park three more cars in tandem.

The Committee voted 4 – 0 to recommend approval subject to the provision of one or more street trees, per City specs. The Applicant agreed.

The meeting adjourned at 7:50.